

PROJECT SITE SUMMARY

PROJECT FILE SUMMARY

Project Name: SHH Properties, LLC 2 Lot Land Division
Project File No.: MNSUB2304-01
Applicant: Scott Sherwood
Project Address: 2271 Kraft Road
Tax Parcel #(s): 26.-1-5.2
Zoning: DD1: Spruce Row Campsite and A/R: Agricultural/Rural Zone

PROJECT DESCRIPTION

The applicant and property owner, Scott Sherwood – SHH Properties LLC, proposes to subdivide the existing 103.52 acre lot into two lots; one new parcel, Parcel 1', approximately 2.51 acres in area is proposed, and approximately 1.38 acres is proposed to be conveyed to parcel 26.-1-5.3.

LAND USE AND ZONING

The DD1 and A/R zoning development regulations, listed under Ulysses Town Code 212-118.A and 212-29 are summarized below:

Development Standards	DD1	A/R Zone
Minimum lot area	N/A	2 acres
Minimum lot width at front lot line	N/A	400'
Minimum lot depth	N/A	200'
Minimum front yard setback	N/A	50'
Minimum side yard setbacks	N/A	30'
Minimum rear yard setback	N/A	75'
Maximum building height for any building or structure	N/A	32'
Maximum lot coverage by all buildings, structures and impervious surfaces	N/A	5%
Maximum floor area of a new agricultural building	N/A	20,000sf
Maximum floor area of a new non-agricultural building	N/A	5,000sf
Stream and wetland buffer setback	20'/100'	25'

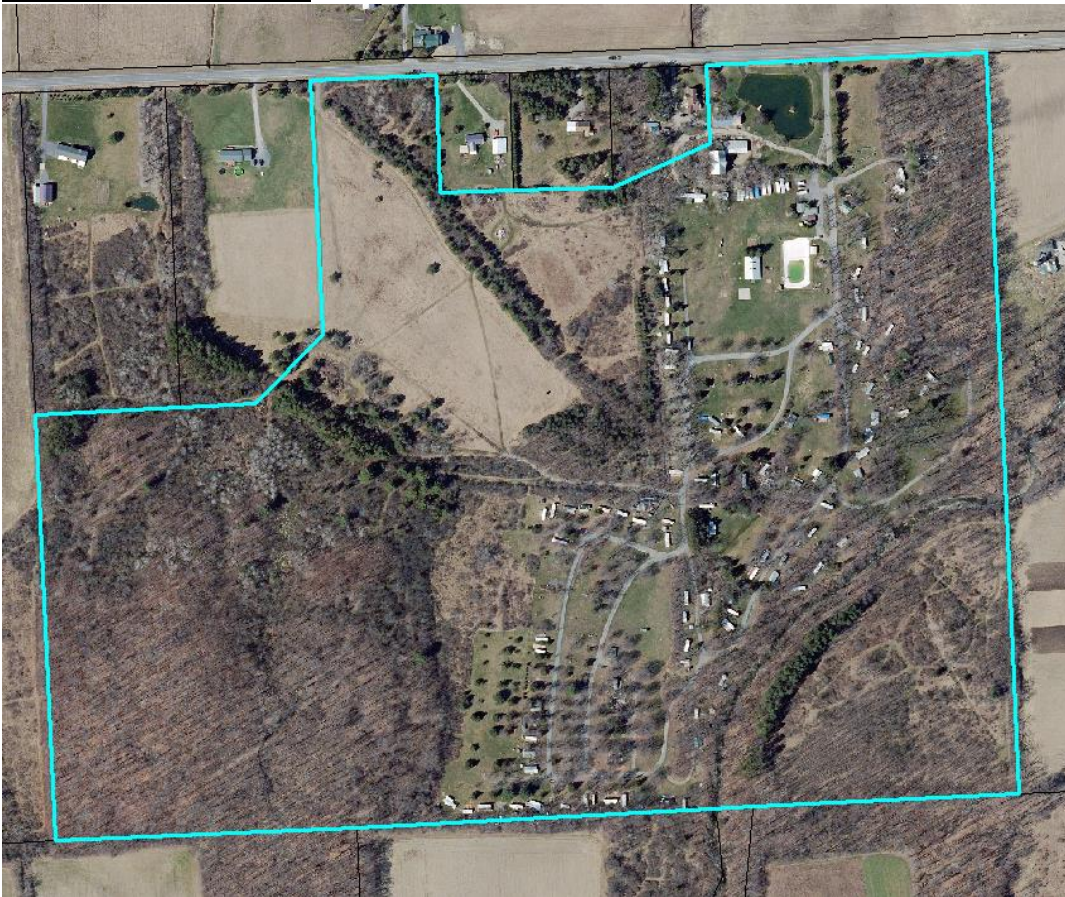
WATER/SEWER/STORMWATER

WATER SERVICE: None proposed at this time

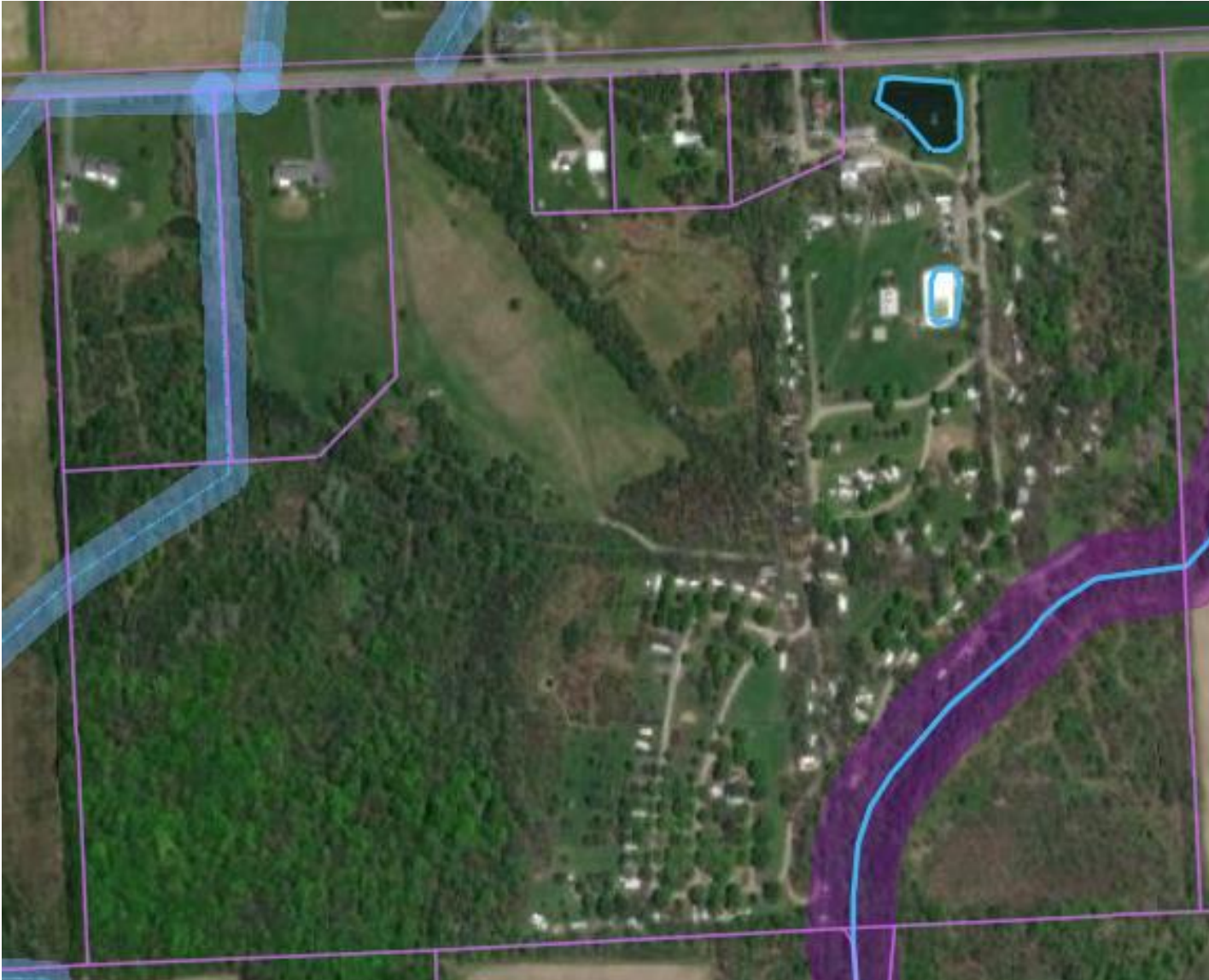
SEWER SERVICE: None proposed at this time

STORMWATER: The project is not proposing any land disturbance at this time

MAPS AND AERIALS



Aerial of Subject Site



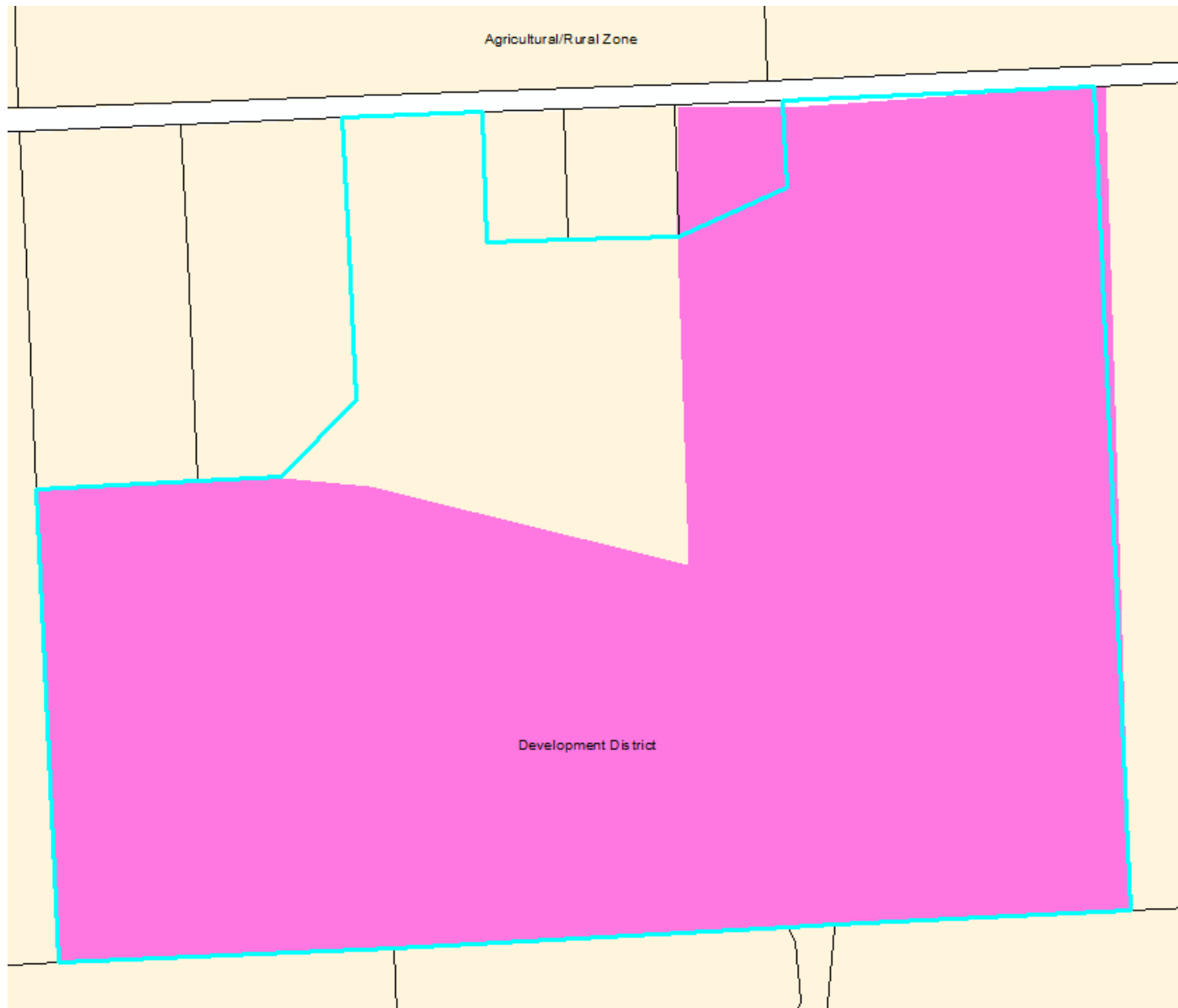
Intermittent Stream and associated buffer located near the west portion of the subject lot, and a Perennial Stream and associated buffer located near the south-east portion of the lot.



Local Tompkins County Water Resources Council Wetlands



Federal Fish & Wildlife Wetlands Inventory



Zoning: DD1 Spruce Row Campsite and A/R Agricultural/Rural Zone